074.0	0005	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	844,800 /	844,800
USE VALUE:	844,800 /	844,800
ASSESSED:	844,800 /	844,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALE MARSHALL J & KATE L/TRS
Owner 2:	MARSHALL & KATE VALE LIVING TR
Owner 3:	
Street 1:	12 TWIN CIRCLE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VALE KATE L & MARSHALL J -
Owner 2:	-
Street 1:	12 TWIN CIRCLE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,720 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 2472 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8720.000	366,700	1,000	477,100	844,800
Total Card	0.200	366,700	1,000	477,100	844,800
Total Parcel	0.200	366,700	1,000	477,100	844,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.80 | /Parcel: 341.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	46989
GIS Ref	
GIS Ref	
Insp Date	10/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 074.0-0005-0016.0 !6222!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	366,700	1000	8,720.	477,100	844,800	844,800	Year End Roll	12/18/2019
2019	101	FV	330,700	1100	8,720.	483,900	815,700	815,700	Year End Roll	1/3/2019
2018	101	FV	330,700	1100	8,720.	361,200	693,000	693,000	Year End Roll	12/20/2017
2017	101	FV	330,700	1100	8,720.	327,200	659,000	659,000	Year End Roll	1/3/2017
2016	101	FV	330,700	1100	8,720.	313,500	645,300	645,300	Year End	1/4/2016
2015	101	FV	275,000	1100	8,720.	265,800	541,900	541,900	Year End Roll	12/11/2014
2014	101	FV	275,000	1100	8,720.	252,200	528,300	528,300	Year End Roll	12/16/2013
2013	101	FV	275,000	1100	8,720.	239,900	516,000	516,000		12/13/2012

PRINT

Date	Time
12/10/20	21:01:25

LAST REV

Date	Time
10/16/18	09:49:21
apro	

TAX DISTRICT | PAT ACCT. 6222

USER DEFINED

Prior Id # 1:	46989
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALE KATE L & M	66536-160		12/16/2015	Convenience	10	No	No		
VALE KATE L,	58090-213		12/15/2011	Convenience	100	No	No		
LIVINGSTON KATE	40662-251		8/28/2003	Family	1	No	No		
COSCIA CLYDE/ET	26317-482		5/15/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2007	189	Addition	60,000			G8	GR FY08	GAR /MBR ABOVE /RE

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	CC	Chris C
12/30/2008	Meas/Inspect	336	PATRIOT
11/10/2008	Permit Visit	BR	B Rossignol
10/14/1999	Meas/Inspect	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8720		Sq. Ft.	Site		0	70.	0.78	5									477,119						477,100	

Total AC/HA:	0.20018	Total SF/SM:	8720	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	477,119	Spl Credit		Total:	477,100

EXTERIOR INFORMATION

Type:	21 - Split Level
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.28176892
Const Adj.:	1.00999999
Adj $ / SQ:	122.986
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411135
Depreciation:	44403
Depreciated Total:	366732

COMMENTS

SCUTTLE HOLE BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

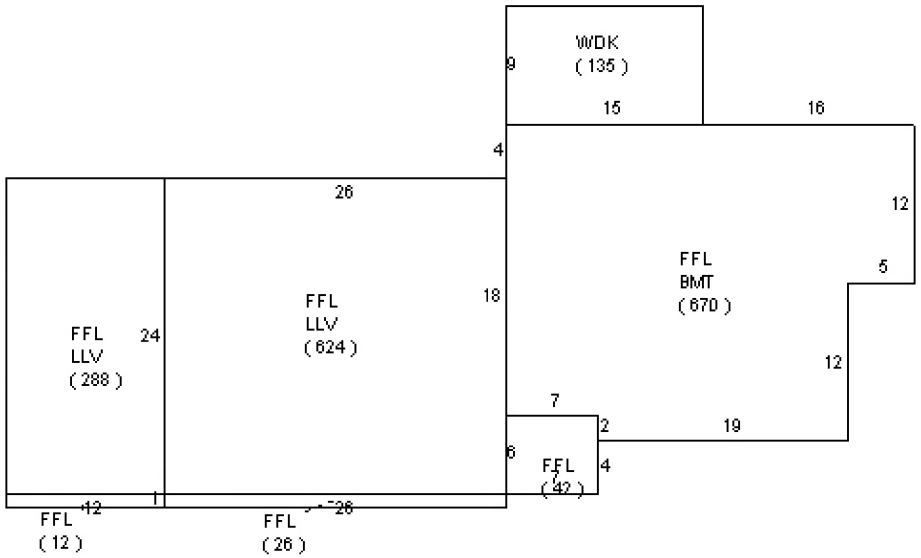
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	122.99
Special Features:	0	Val/Su Net:	108.52
Final Total:	366700	Val/Su SzAd	220.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,662	122.990	204,402
LLV	Lower Level	912	67.800	61,830
BMT	Basement	670	56.080	37,575
WDK	Deck	135	13.540	1,828

Net Sketched Area:	3,379			Total:	305,635
Size Ad	1662	Gross Are	3379	FinArea	2472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
LLV	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X24	A	AV	2007	3.37	T	9.6	101			1,000			1,000

More: N	Total Yard Items:	1,000	Total Special Featues:		Total: 1,000